

January 17, 2007

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:01 p.m. on Wednesday, January 17, 2007, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Browning.

3. ROLL CALL

Present: Commissioners Browning, Busch, Gibson, Horwich, Weideman and Chairperson Faulk.

Absent: Commissioner Uchima (excused).

Also Present: Planning Manager Lodan, Sr. Planning Associate Santana, Plans Examiner Noh, Deputy City Attorney Whitham, Associate Civil Engineer Symons and Fire Marshal Kazandjian.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported on the posting of the agenda.

5. APPROVAL OF MINUTES

MOTION: Commissioner Weideman moved for the approval of the December 6, 2006 Planning Commission minutes as submitted. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Uchima).

6. REQUESTS FOR POSTPONEMENT

Planning Manager Lodan noted that Agenda Item 8A (PRE05-00052: Tomaro Architecture) had been withdrawn.

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Chairperson Faulk reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

Agenda Items 13A, 11A and 11B were considered out of order at this time.

13A. GREEN BUILDING PRESENTATION

Paul McCabe, Chair of the Torrance Environmental Quality and Energy Conservation Commission, reported on the Green Building Program recently approved by the City Council and requested that the Planning Commission help promote it. He explained that the initial phase of the program consists of information sharing via a booklet that includes green building guidelines, suggestions as to how to incorporate green building features when remodeling, and a rating system to assess how environmentally friendly a structure is. He expressed the hope that the City could eventually offer incentives, such as expedited permits or lower permit fees, for projects that incorporate green building features. He noted that he left a six-part DVD on environmental issues with staff so commissioners could view it at their convenience.

A brief discussion ensued regarding the cost versus benefit of solar panels and the possibility that regulations may have to be enacted in the future to prevent panels from being shadowed by additions on neighboring properties.

Chairperson Faulk thanked Mr. McCabe for his presentation.

11A. PRE06-00026: STEVE WUNDERLICH/ 4C DESIGN GROUP

Planning Commission adoption of a resolution reflecting their decision to deny a Precise Plan of Development for 4604 Vanderhill Road.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-135. The motion was seconded by Commissioner Weideman and passed by a 4-1 roll call vote, with Chairperson Faulk dissenting and Commissioner Gibson abstaining (absent Commissioner Uchima).

11B. WAV06-00021: ROY AND JENNIFER SASAKI

Planning Commission adoption of a resolution reflecting their decision to approve a Waiver for 22623 Benner Avenue.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 06-133. The motion was seconded by Commissioner Horwich and passed by a 4-1 roll call vote, with Commissioner Busch dissenting and Commissioner Gibson abstaining (absent Commissioner Uchima).

Commissioner Browning clarified that he voted for the resolution because it accurately reflects that he abstained from voting on the Waiver, not because he had changed his position.

7. TIME EXTENSIONS – None.

8. CONTINUED HEARINGS

8A. PRE05-00052: TOMARO ARCHITECTURE

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 515 Via Monte D'Oro.

Withdrawn.

9. WAIVERS – None.

10. FORMAL HEARINGS

10A. DIV06-00020: SURF MANAGEMENT (STEVE FECHNER)

Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment between two existing lots on property located in the Industrial Redevelopment Project Area, in the M-1 and M-2 Zone at 1715-1719 Abalone Avenue and 1820-1860 Carson Street.

Recommendation

Approval.

Sr. Planning Associate Santana introduced the request.

Steve Fechner, Surf Management, noted that he had spoken with Building and Safety staff, who agreed to eliminate the Code requirement that separate utilities be provided to each of the two buildings on Parcel A.

Planning Manager Lodan advised that the Building and Safety Division has the discretion to waive this requirement, but it is not subject to modification by the Commission.

MOTION: Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Uchima).

MOTION: Commissioner Browning moved for the approval of DIV06-00020, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Uchima).

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 07-001.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 07-001. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

10B. MOD06-00006, DIV06-00025: NICK ADACHI ARCHITECTS (SAKURA FINETEK U.S.A., INC.)

Planning Commission consideration for approval of a Modification of a Conditional Use Permit to allow revisions for the construction of Phase 3, a 49,420 square-foot warehouse and manufacturing building, located between Phase 1 and Phase 2 of the existing Sakura Finetek Corporate headquarters, and to allow the merger of two lots into one lot on property located in the Industrial Redevelopment Project Area, Torrance Center II, in the M-2 Zone at 1750 W. 214th Street and 1600 Abalone Avenue.

Recommendation

Approval.

Sr. Planning Associate Santana introduced the request.

Nick Adachi, project architect, voiced his agreement with the recommended conditions of approval.

In response to Commissioner Busch's inquiry, Mr. Adachi confirmed that it would be possible to add 2 more handicapped parking spaces for a total of 11.

MOTION: Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Uchima).

MOTION: Commissioner Busch moved for the approval of MOD06-00006 and DIV06-00025, as conditioned, including all findings of fact set forth by staff, adding a condition requiring that handicapped parking be increased from 9 to 11 spaces. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 07-002 and 07-003.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution Nos. 07-002 and 07-003 as amended. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Uchima).

Chairperson Faulk commended the applicant for providing more than required landscaping.

10C. CUP06-00023: THE LITTLE GYM (JAMIE MAINVILLE)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an indoor recreation center for children in an existing commercial tenant space on property located in the H-DA2 Zone at 20914 Hawthorne Boulevard.

Recommendation

Approval.

Sr. Planning Associate Santana introduced the request.

Jamie Mainville, applicant, voiced her agreement with the recommended conditions of approval. She explained that The Little Gym is an international franchise with over 300 gyms operating in 18 countries; that it caters to children between 4 months and 12 years old; and that classes are designed to enhance social and emotional development utilizing music and gymnastic equipment.

MOTION: Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Uchima).

Commissioner Busch voiced support for the project, stating that he believed it was a good idea and a great addition to Torrance.

MOTION: Commissioner Busch moved for the approval of CUP06-00023, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 07-004.

MOTION: Commissioner Gibson moved for the adoption of Planning Commission Resolution No. 07-004. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Uchima).

10D. CUP06-00021, DIV06-00018: DENNIS LA CHARITE

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of three condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 1829 Cabrillo Avenue.

Recommendation

Approval.

Sr. Planning Associate Santana introduced the request.

Dennis La Charite, applicant, voiced his agreement with the recommended conditions of approval.

Referring to Condition No. 6, which requires a Tenant Relocation Plan to be submitted to the Community Development Department prior to the issuance of building permits, Commissioner Browning related his understanding that the Code requires that the Tenant Relocation Plan be approved by the Planning Commission.

Planning Manager Lodan advised that while the Code mentions that the Tenant Relocation Plan should be submitted at the time of application, it has staff's practice to allow it to be submitted later for review during the plan check process prior to the issuance of building permits.

A brief discussion ensued concerning the possibility of having the Commission review Tenant Relocation Plans in the future, and it was the consensus of the Commission to continue the current practice of allowing staff to review it.

Mr. La Charite reported that the Tenant Relocation Plan was in the process of being finalized, noting that the City has a staff member who oversees the process and contacts tenants to ensure that everything is done properly.

Bonnie Mae Barnard, Save Historic Old Torrance, stated that while her organization has endorsed past projects by Mr. La Charite, they are opposed to this one because it involves the demolition of historic structures. She disputed the claim in the staff report that the project was categorically exempted from the California Environmental Quality Act (CEQA), citing an appeals court decision that any contributing structure to a historic district falls under the protection of CEQA, even if the historic district has not yet been designated as long as an expert states that it qualifies to be one. She stated that progress is being made toward the enactment of a Historical Preservation Overlay Zone and the razing these buildings without an Environmental Impact Report would be an egregious error.

Chairperson Faulk noted that Deputy City Attorney Whitham has commented on the CEQA issue in the past.

Deputy City Attorney Whitham advised that while it is true that historic resources cannot be categorically exempted under CEQA, it is not clear whether these structures are a historic resource as they are not listed on any registry. She stated that if commissioners believe that substantial evidence has been presented that they are a historic resource, then the project should not be categorically exempted, but the categorical exemption is perfectly legal if they feel there has not been a substantial showing that this is the case.

Commissioner Busch asked about the court case cited by Ms. Barnard.

Deputy City Attorney Whitham stated that the appellate case, which Ms. Barnard has cited in the past, involves a jail that was found to be historic by a local government board, however, the structures in question have not been declared to be historic. She noted that although the City Council approved the naming of the original Torrance tract as "Old Torrance Founded 1912," they did not designate it as a historic area or confer any special protection in terms of historic preservation.

Commissioner Busch questioned whether an EIR would be required if the project was determined not to be categorically exempted.

Deputy City Attorney Whitham explained that an environmental assessment would be completed, after which a determination would be made as to whether a

Negative Declaration, a Mitigated Negative Declaration, or an Environmental Impact Report should be prepared.

Planning Manager Lodan noted that an Initial Study/ Environmental Checklist is used to assess the potential environmental impact of a project, an example of which is included in Agenda Item 10F (EAS06-00005).

Mr. La Charite reported that the existing structures are not salvageable and noted that he has reviewed books on Craftsman homes and added architectural elements to ensure that this project will complement the neighborhood. He cited his previous project on 220th Street as an example of a new development that respects the historic nature of this area.

Ramie McCoy, 1918 W. 220th Street, stated that he has supported previous projects by this developer but was opposed to this one because he believes its size is out of character with the rest of the neighborhood. He also expressed concerns about the project's impact on traffic and parking.

Voicing support for the project, Commissioner Browning stated that it was apparent from the testimony that Mr. La Charite's projects have been well received in the past and the existing residences do not appear to be salvageable.

MOTION: Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Chairperson Faulk expressed his preference that a condition be included requiring a decorative block wall around the perimeter of the project. Voicing support for the project, he noted that the modest-sized units would provide an opportunity for first-time buyers and the large decks would provide very usable open space.

Commissioner Weideman stated that he did not believe the size of this project was compatible with the neighborhood, therefore, he could not support it.

MOTION: Commissioner Browning moved for the approval of CUP06-00021 and DIV06-00018, as conditioned, including all findings of fact set forth by staff, adding a condition requiring a decorative block wall around the perimeter. The motion was seconded by Commissioner Gibson and passed by 5-1 roll call vote, with Commissioner Weideman dissenting (absent Commissioner Uchima).

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 07-005 and 07-006.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution Nos. 07-005 and 07-006 as amended. The motion was seconded by Commissioner Horwich and passed by a 5-1 roll call vote, with Commissioner Weideman dissenting (absent Commissioner Uchima).

10E. CUP06-00022, DIV06-00019: SUBTEC-CHERYL VARGO (YUKIFUMI KOYAMA)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 2571 W. Carson Street.

Recommendation

Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of an added condition of approval, a revised condition of approval, and a revised code condition.

Cheryl Vargo, representing the applicant, voiced her agreement with the recommended conditions of approval, including the revisions in the supplemental material. She briefly described the proposed project, noting that it was designed with a single driveway, angled garages and Spanish-style balconies for a pleasing street appearance. She reported that the project complies with all development standards.

In response to Commissioner Browning's inquiry, Associate Civil Engineer Symons provided clarification regarding the width of the driveway.

Commissioner Browning expressed concerns that new parkway trees could block the view of someone exiting the driveway. He indicated that he was also concerned that traffic in the westbound lane of Carson Street could be stopped if people are trying to enter and exit the driveway at the same time.

Ms. Vargo related her understanding that only one street tree is required, which could be planted on the westerly side of the driveway to avoid blocking the view of exiting motorists.

MOTION: Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote.

Chairperson Faulk related his preference that decorative block walls be used instead of the wood fencing called out in the plans.

MOTION: Commissioner Busch moved for the approval of CUP06-00022 and DIV06-00019 as conditioned, including all findings of fact set forth by staff, adding a condition requiring decorative block walls instead of wood fencing. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 07-007 and 07-008.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution Nos. 07-007 and 07-008 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Uchima).

In response to Commissioner Browning's inquiry, Planning Manager Lodan confirmed the following FAR standards: R-1 Zone - .60 with garage; R-2 Zone - .65 without garage (can be more with CUP); and R-3 Zone - .60 without garage (can be more with CUP).

Commissioner Browning noted an error on page 43 of the General Plan, which indicates that a FAR of .65 is allowed in the R-3 Zone instead of .60.

The Commission recessed from 8:15 to 8:27 p.m.

10F. CUP06-00015, DIV06-00013, VAR06-00001 (EAS06-00005): SUBTEC/ CHERYL VARGO (JOHN L. RYAN, JR.)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two detached condominium units, a Division of Lot for condominium purposes, and a Variance for tandem parking for the guest space on property located in the R-3 Zone at 728 Sartori Avenue.

Recommendation

Denial.

Sr. Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of correspondence received subsequent to the preparation of the agenda item.

Planning Manager Lodan clarified that two-unit projects on R-3 zoned properties are subject to R-2 development standards.

Cheryl Vargo, representing the applicant, explained that the subject lot is not large enough to accommodate a three-unit project in terms of density, therefore, the applicant was proposing two units built to R-2 standards. She stated that the narrow lot presented challenges as it would not accommodate three parking spaces side-by-side and this necessitated the tandem arrangement for the guest parking space, which requires a Variance. She reported that the owner of the property has lived there for a very long time and wishes to build one residence to live in and one residence to sell. Referring to aerial photographs distributed to the Commission, she pointed out other multi-family developments in the area.

Commissioner Browning voiced objections to the project because it maximizes the square footage allowed on this lot and requires a new curb cut, which would eliminate street parking where there is already a shortage of parking.

Jeff Miller, 730 Sartori Avenue, expressed support for the project, explaining that John Ryan, the owner of the subject property, is raising two daughters by himself in very

small quarters. He related his belief that it will actually help the parking situation because there is currently only a one-car garage on the site.

Nina McCoy, 1918 W 220th Street, voiced her opposition to the project, stating that Sartori has been designated as a street where there should be no curb cuts. She suggested that if Mr. Ryan wishes to enhance his family life, he should build a two-story home with a large back yard rather than dividing this lot. She commented on parking problems in this neighborhood.

Bonnie Mae Barnard, Save Historic Old Torrance, stated that she has many objections to the proposed project, including the demolition of the existing structure constructed in 1924 and the CEQA issue she discussed under Agenda Item 10D. She contended that the project was way too large for this very small lot; objected to the curb cut because this street was designed for alley access; and urged denial of the Variance for tandem parking.

Janine Miller, 728 Sartori Avenue, expressed support for the project, stating that she hoped the Ryans would be able to stay on the property and she looks forward to having new neighbors in the other unit.

Referring again to the aerial photographs, Ms. Vargo pointed out equally large or larger developments on similarly sized lots. She explained that the only way Mr. Ryan can afford to build his dream home, is to sell the second unit. She stated that while curb cuts are discouraged on this block, they are allowed and she believed the added on-site parking makes up for the loss of street parking.

Commissioner Browning stated that he could not in good conscience support such a large development on this small lot, suggesting that similarly sized projects in the area may have been a mistake. He related his belief that a single-family dwelling with access from the alley would be more appropriate.

MOTION: Commissioner Weideman moved to close the public hearing. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

Commissioner Weideman reported that he visited the site three times and couldn't find a parking space, therefore, he would vote against the proposed Variance for tandem parking.

Commissioner Busch stated that he could not support the proposed project due to its size, but expressed the hope that the Ryans could continue to live on this lot, possibly in a single-family home.

MOTION: Commissioner Busch moved to deny CUP06-00015, DIV06-00013, and VAR06-00001 without prejudice. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

Chairperson Faulk stated that he believed there were other options for this property whereby the applicant could still build something other than a single-family residence, while eliminating the tandem parking arrangement and the curb cut.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 07-009 and 07-010.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution Nos. 07-009 and 07-010. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Uchima).

10G. CUP06-00017, TTM062882: SUBTEC-CHERYL VARGO (PAULA OLIVER, WILLIAM AND PATSY OLIVER)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a six-unit condominium project in conjunction with a vesting Tentative Tract Map for purposes of merging two existing lots into one lot and for condominium purposes on property located in the R-3 Zone at 922 Sartori Avenue.

Recommendation

Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of revised Resolutions to reflect the fact that the request does not include the consolidation of the existing 30-foot and 60-foot wide lots, but adjusts the property line to the center so that each lot would have a width of 45 feet.

Cheryl Vargo, representing the applicant, voiced her agreement with the recommended conditions of approval. She briefly described the proposed project, explaining that it complies with all R-3 development standards; that it features a common driveway down the center with access from the alley; and that it includes Craftsman-style architectural elements to complement the neighborhood.

Chairperson Faulk proposed that decorative block walls be required, and Ms. Vargo agreed to this added condition.

Commissioner Browning noted that since the two lots are not being merged, each time someone pulls in or out of their garage they would be encroaching on the other lot.

Ms. Vargo explained that both lots will be governed by the same homeowners association and easements will be created to cover the shared driveway and common area so it will be, in essence, a six-unit project. She advised that the decision not to merge the lots was driven by the fact that liability insurance is significantly lower when building four or less units.

Commissioner Browning pointed out that the project doesn't include much area for children to play and that parking is also an issue because this project is only two blocks away from the previous project.

Ms. Vargo reported that the small two-bedroom units were not geared for families, but rather for first-time buyers. With regard to parking, she noted that the project will provide 14 parking spaces and the existing four-plex and single-family residence it is replacing has only 3 parking spaces.

Don Barnard, president of Save Historic Old Torrance, stated that his organization supports the project because it preserves the streetscape by taking access from the alley and the Craftsman-style architecture is more fitting than the existing apartment building.

Commissioner Browning questioned why SHOT was opposed to the demolition of the structures at 728 Sartori (Agenda Item 10F), but not the existing structures on these lots.

Mr. Barnard explained that unlike the structures at 728 Sartori, which were built shortly after Torrance was founded, the four-plex on this site was built in the 1940s and would not be considered a "contributing structure," should a historical preservation overlay zone be established. He indicated that he did not know when the small house on the other lot was built.

Bonnie Mae Barnard, SHOT, further explained that SHOT focused on the apartment building when considering whether to support the project, but would like to see the small house spared from demolition because it appears to be a contributing structure.

Ms. Vargo clarified that the four-plex was built in 1945 and the small house was built in 1951.

MOTION: Commissioner Busch moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote.

MOTION: Commissioner Gibson moved for the approval of CUP06-00017 and TTM062882, as conditioned, including all findings of fact set forth by staff, adding a condition requiring decorative block walls. The motion was seconded by Commissioner Horwich and failed to pass as reflected in the following roll call vote:

AYES:	Commissioners Gibson, Horwich and Chairperson Faulk
NOES:	Commissioners Browning, Busch and Weideman
ABSENT:	Commissioner Uchima

Deputy City Attorney Whitham noted that a tie vote is, in essence, a denial and the applicant may appeal this decision to the City Council.

A brief discussion ensued regarding the possibility of reconsidering this item at a future meeting when all seven commissioners are present.

MOTION: Commissioner Weideman moved to reconsider CUP06-00017 and TTM062882 at a future meeting. The motion was seconded by Commissioner Horwich and passed by a 4-2 roll call vote, with Commissioners Browning and Busch dissenting (absent Commissioner Uchima).

Ms. Vargo advised that her client would prefer to appeal the decision to the City Council if the matter cannot be heard at the next Commission meeting.

Chairperson Faulk directed staff to schedule the item for the February 7, 2007 Commission meeting and noted that the hearing would not be re-advertised as it was continued to a date certain.

11. RESOLUTIONS

Considered earlier in the meeting, see page 2.

12. PUBLIC WORKSHOP ITEMS – None.

13. MISCELLANEOUS ITEMS

Considered earlier in the meeting, see page 2.

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan noted that Commissioner Browning and Commissioner Busch were reappointed at the January 9 City Council meeting.

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the February 7, 2007 Commission meeting.

16. ORAL COMMUNICATIONS

16A. Bonnie Mae Barnard, Save Historic Old Torrance, invited Commissioners to attend SHOT's 3rd Annual Extravaganza at The Depot on March 4, 2007.

16B. Commissioner Busch thanked the Mayor and City Council for reappointing him to a full four-year term.

16C. Commissioner Busch noted that staff had provided information about upcoming planning conferences and expressed an interest in attending one of them. A brief discussion ensued, and Commissioners indicated which conference they would like to attend. Planning Manager Lodan agreed to check on the availability of funding.

16D. Commissioner Gibson congratulated Commissioner Browning and Commissioner Busch on their reappointment and expressed condolences to Commissioner Uchima on the loss of his mother.

16E. Commissioner Browning stated that he was honored to be reappointed and pledged to do his best to serve the community in a fair, respectful and responsible manner.

16F. Chairperson Faulk noted that he attended the funeral for Commissioner Uchima's mother on the Commission's behalf and Commissioner Uchima was very appreciative of the cards and flowers.

16G. Commissioner Horwich questioned whether those who had submitted a petition regarding the former water yard site at 1001 Elm Street were informed that the Planning Commission had no involvement in a meeting that was held to discuss the future development of the site.

Planning Manager Lodan reported that the meeting in question was coordinated by City Manager's staff and they were informed of the need to clarify the situation.

Sr. Planning Associate Santana noted that he made it clear to the people who dropped off the petition that the Planning Commission was not involved.

16H. Commissioner Horwich congratulated Commissioner Browning and Commissioner Busch on their reappointment and thanked Commissioner Gibson for taking care of the flowers for Commissioner Uchima.

16I. Commissioner Weideman extended condolences to Commissioner Uchima and his family and thanked Chairperson Faulk for attending the funeral and Commissioner Gibson for handling the flowers.

16J. Commissioner Weideman noted that he will be absent from the March 21 Planning Commission meeting.

16K. Planning Manager Lodan introduced new staff members Soc Yumul, Oscar Martinez and Oscar Graham and they briefly shared information about their background.

17. ADJOURNMENT

At 9:45 p.m., the meeting was adjourned to Wednesday, February 7, 2007, at 7:00 p.m.

Approved as Submitted February 7, 2007 s/ Sue Herbers, City Clerk
